Bill Garrett Davidson County
Batch# 97704 DEEDQC
05/29/2018 02:45:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180529-0051051

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY
The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930
This deed was prepared without the benefit of a title examination and therefore the preparer makes no certification as to the validity of the title therein.

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Luis Toledo, Co-Trustee **1703 Fatherland Street** **Nashville, TN 37206**	**SAME**	**083-14-0 136.00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

Luis O. Toledo and James M. Giacobbe, a married couple,

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

Luis O. Toledo and James M. Giacobbe, Co-Trustees of the Luis O. Toledo and James M. Giacobbe Family Tennessee TBE Trust dated May 21, 2017,

a Tennessee Tenancy By the Entirety Trust created pursuant to Tennessee Code Annotated § 35-15-510,

HEREINAFTER called the GRANTEES, a certain tract or parcel of land in **Davidon County**, State of Tennessee, described as follows, to-wit:

Being Lot No. 47 on the Plan of Block "A" of Priest Home Place Subdivision of record in Plat Book 161, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Luis O. Toledo and James M. Giacobbe, married to each other, by Warranty Deed from Torre Forrest, a married woman, dated May 31, 2017, of record in Instrument No. 20170606-0056462, Register's Office of Davidson County, Tennessee.

Subject to all matters set forth on the plan of record, applicable zoning ordinances, utility and other easements of record, and all other matters of public record.

Note: Being transferred to a Tennessee by the Entirety Trust, this property is subject to T.C.A. § 35-15-510.

This is improved property known as 1703 Fatherland Street, Nashville, Tennessee, 37206.

WITNESS OUR HANDS this the 21st day of May, 2018.

Luis O. Toledo

James M. Giacobbe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, **LUIS O. TOLEDO and JAMES M. GIACOBBE,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 21st day of May, 2018.



NOTARY PUBLIC
My Commission Expires: May 6, 2019

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 21st day of May, 2018.



NOTARY PUBLIC
My Commission Expires: May 6, 2019